Agency Asset Management Building Services Dispute Resolution Leasehold Enfranchisement Property Management Valuations London, Manchester & Cheshire



Shop Investment Greater Manchester



1/1a Little Underbank, Stockport SK1 1LA

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Situation:

The property is situated fronting the pedestrianised Little Underbank in the centre of Stockport. Population 291,775 (2021 Census). Occupiers in the immediate vicinity include Nat West, HSBC, Yorkshire Building Society, Nationwide Building Society, several restaurants and bars. Little Underbank leads to the junction of Great Underbank and Deanery Way connecting directly into the prime retailing area of Merseyway Shopping Centre.

Description:

The property is 3 storey plus basement with brick front elevation. It was originally instructed in the late 19th Century but has been adapted and modernised in more recent times. It trades as Invasion.

Accommodation

(VOA Areas):

	978 sf
Basement Store	236 sf
Second Floor Stores	236 sf
First Floor Sales	236 sf
Ground Floor Sales	270 sf
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Tenure:

The property is freehold

Tenancy:

Let on a 10 year FRI Lease expiring 15 July 2030 at a current rental £10,000 pa payable monthly in advance.

Income:

£10,000 pa

Price:

 $\pounds 125,000$ equating to Gross Initial Yield 8%





Inspection:

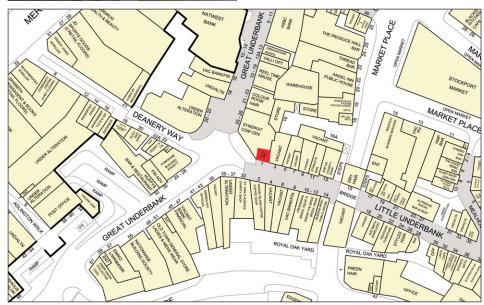
By arrangement with the Sole Agents.

Fifield Glyn No.1 Royal Mews Gadbrook Park Cheshire CW9 7UD Tel: 01606 351351

Contact: Lucy Warriner 07903 092763 lucy.warriner@fifieldglyn.com

Surveyor: John G. Fifield FRICS Mobile: 07970 723522 John.fifield@fifieldglyn.com

SUBJECT TO CONTRACT JGF/JRB/AUGUST2024



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